



12

Programme of
Implementation

SECTION 12 - PROGRAMME OF IMPLEMENTATION

The Steering Group were keen that the Project Team identified a programme of implementation, and in particular that a number of “short term wins” was identified.

Short Term Wins (1-2yrs)

12.1 Schemes which can be implemented relatively easily need:

- To be identified within the context of a wider plan – in this case the masterplan
- A willing developer
- Agreement of land owners
- Acceptability in planning terms
- Highways and infrastructure either in place or agreed in principle
- Funding package in place – possibly a mix of private and public sector; public sector needed to pump prime overall regeneration project

SITE E

12.2 Technology park

- Identified in masterplan
- Developer not yet determined – may be SLDC, or a Development Trust, subject to funding available
- Land owners in agreement
- Planners in agreement in principle – subject to flooding assessment and highway comments; design brief required
- Highways and infrastructure – HA support access from Booth’s roundabout in principal
- Funding to be negotiated, possible ERDF available in short term if scheme can proceed quickly

SITE A

12.3 Car parking and new access

- Identified in masterplan
- Public sector developer needed possibly Development Trust
- Land owners in agreement
- Planners in agreement in principle – subject to flood risk assessment and highway comments
- Highways and infrastructure – HA agreeable to access via Booth’s roundabout in principal
- Funding to be negotiated as part of larger package

12.4 Tourism related business units

- Identified in masterplan
- Developer not yet determined – may be individual private sector, subject to grant aid available
- GSK in agreement, Booth’s subject to negotiation and agreement
- Planners in agreement in principle subject to low density development
- Highways and infrastructure –HA agreeable to access via Booth’s roundabout
- Funding to be negotiated

12.5 Recreational activities

- Identified in masterplan
- Developer not yet determined – may be individual private sector or joint development with Development Trust subject to grant aid available
- GSK in agreement
- Planners in agreement in principle
- Highways and infrastructure – access to be complementary to new infrastructure
- Some public sector funding needed - to be negotiated

SITE B

12.6 Heritage/visitor centre/boat hire

- Identified in masterplan
- Developer not yet determined – may be Ulverston Heritage Trust in liaison with Laurel and Hardy Museum, plus input from Development Trust
- Auction Mart Company in agreement, in principle
- Planners in agreement in principle, subject to low density development
- Highways and infrastructure – access to be complementary to new infrastructure
- Funding to be negotiated, possible input from HLF (Heritage Lottery Funding)

12.7 Relocated auction rooms/multi use space

- Identified in masterplan
- Auction Mart Company would be developer
- Auction Mart Company keen to pursue
- Planners in agreement in principle, subject to low density development
- Highways and infrastructure – Access to be complementary to new infrastructure
- Private funding but with possible grant aid

12.8 Tourism related business units

- Identified in masterplan
- Developer not yet determined – may be individual private sector, subject to grant aid available
- Auction Mart Company in agreement, in principle
- Planners in agreement in principle, subject to low density development
- Highways and infrastructure – access to be complementary to main scheme
- Funding to be negotiated

12.9 Craft units

- Identified in masterplan
- Developer not yet determined Auction Mart Company in agreement, in principle
- Auction Mart Company in agreement, in principle
- Planners in agreement in principle, subject to low density development
- Highways and infrastructure – access to be complementary to main scheme
- Funding to be negotiated

12.10 Public realm

- Identified in masterplan
- Public sector developer, possibly Development Trust
- Auction Mart Company in agreement, in principle
- Planners in agreement in principle
- Highways and infrastructure – not an issue
- Public sector funding to be negotiated as part of overall package

12.11 Abattoir site (acquisition and rearrangement of auction mart)

- Identified in masterplan
- Auction Mart Company/SLDC to pursue acquisition
- Current lease holder in legal discussions with SLDC (freeholder)
- Planners in agreement in principle
- Highways and infrastructure – to be investigated
- Private sector funding

12.12 Schooners Wharf

- Identified in masterplan
- Private sector developer
- Developer now owns site
- Planners in agreement in principle with some housing
- Highways and infrastructure – access

from North Lonsdale Road being negotiated, land contamination issues being addressed

- Private sector funding; some funding available through Home Housing for social housing element

12.13 Steel Street Area

- Identified in masterplan
- Possible development of workshops by SLDC
- SLDC owns land
- Planners in agreement
- Highways and infrastructure – Planning brief for adjoining (Kennedy Street) indicates access and infrastructure available
- Funding – from SLDC with possible grant aid from RRC or NWDA

12.14 Kennedy Street Area (housing, garden extensions, green space and skatepark) (Depends upon relocation of SLDC Depot to other site)

- Identified in masterplan and Planning Briefs
- Keen housing association developers plus eco-housing group, and residents (extended gardens), South Lakes Leisure Trust or ULF Partnership to lead on skatepark development
- SLDC owns land
- Planners in agreement
- Highways and infrastructure – Planning brief indicates access and infrastructure available
- Funding available from Housing Associations for social housing element; funding for eco housing being sought; funding for open space from SLDC; funding for skatepark from a number of possible sources
- (Cumbria Community Foundation, Northern Rock Foundation, Big Lottery, Francis Scott Trust, Esmee Fairbairn

Foundation, Garfield Weston Foundation, Hadfield Trust, Sport England)

12.15 The Elms (depends upon relocation of Rathbones Training)

- Identified in masterplan
- No developer identified as yet
- GSK owns land possibly Development Trust, Rathbones Training to be relocated
- Planners in agreement
- Highways and infrastructure – to be investigated
- Funding possibly available from RRC, NWDA, ERDF

12.16 Canal Foot – recreational potential

There are 4 projects here:

- Car park
- Interpretation centre (former Lock Keeper's Cottage)
- Restoration of Hearts of Oak
- Viewing tower

12.17 Car park

- Identified in masterplan
- To be developed by Development Trust
- GSK owns land
- Planners in agreement
- Highways and infrastructure – to be determined
- Funding to be determined, possibly SLDC

12.18 Interpretation centre (former Lock Keeper's Cottage)

- Identified in masterplan
- To be developed by Hearts of Oak Trust
- GSK owns the property
- Planners in agreement
- Highways and infrastructure – not an issue
- Funding to be determined – possible Heritage Lottery Fund

12.19 Restoration of Hearts of Oak

- Identified in masterplan
- To be developed by Development Trust
- The Hearts of Oak Trust owns the vessel
- Planners in agreement
- Highways and infrastructure – not an issue
- Funding – Heritage Lottery Fund

12.20 Viewing Tower

- Identified in masterplan
- To be developed by Development Trust
- Precise site to be identified – either public ownership or GSK/Development Trust
- Planners to be discussed when site finalised
- Highways and infrastructure – not an issue
- Funding – to be determined

12.21 Land to north of canal – informal recreation with some commercial opportunities at Rame Farm

- Identified in masterplan
- Private business venture – needs feasibility/business advice
- Farm owned by GSK with tenant farmer
- Options to be discussed with Planners
- Highways and infrastructure – to be determined
- Funding – private sector, with possibility of some grant aid – RRC, DEFRA, ERDF

Medium Term Wins (3 – 5 yrs)**12.22 Auction Mart reorganisation**

- Identified in masterplan
- Auction Mart Company in agreement
- Abattoir site to be acquired
- Planners in agreement in principle
- Highways and infrastructure – final arrangements to be agreed with HA
- Private sector funding – some public sector funding possible

12.23 Canal Head hotel, restaurant, bar/café and leisure facility

- Identified in masterplan
- Developer not yet determined – may be a number of separate developers
- Auction Mart Company in agreement, in principle; scrap yard and Canal Tavern to be acquired
- Planners in agreement in principle
- Highways and infrastructure – final arrangements to be agreed with HA
- Funding to be negotiated – some public sector funding needed, possibly SLDC

12.24 Acrastyle site – timing related to relocation of business to new site

- Identified in masterplan
- Private sector developer to be introduced
- Acrastyle in agreement
- Planners in agreement in principle – subject to planning obligation

- Highways and infrastructure – to be investigated in association with adjacent site (Schooners Wharf)
- Private sector funding

12.25 Kennedy Street Area (new footbridge)

- Identified in masterplan
- To be developed by Development Trust
- GSK owns existing
- Planners in agreement
- Highways and infrastructure – not an issue
- Funding – public sector funding required, possible Heritage Lottery Funding

Long Term Wins (6 – 8 yrs)**12.26 Mixed industrial area – relocation of businesses and development of social housing**

- Identified in masterplan
- Social housing provider as developer
- Land assembly exercise required by SLDC in association with relocations
- Planners in agreement in principle
- Highways and infrastructure – access from North Lonsdale Road to be negotiated with HA – provision of new roundabout, land contamination issues to be addressed
- Public sector funding; some funding available through Home Housing for social housing element, possible contribution from SLDC